

It is particularly worth of comment that the classification of land is not inflexible. It is anticipated that the plan will be updated and refined every five years. In addition, land classification plans may be amended at any time if the petitioner, whether a unit of government or a private interest, can demonstrate that such a change to the plan would be in the public interest. The criteria for approval of proposed amendments, however, should be very strict so as to discourage numerous amendments to the plan.

The land classification system is not synonymous with zoning, but with the inevitable cost and discussion that accompanies the process, is being proposed as a means of reducing the even higher costs of unplanned development. The system is intended to help guide the location of urban development; and it will, therefore, have an impact on future land use.

How will the land classification system fit into local plans? The latter will now have the benefit of a framework within which to plan and the confidence that state and federal funds will be spent only within these boundaries. Thus, land classification plans and other local plans should complement and enhance one another rather than hindering one another.

And should this system not be adopted by the General Assembly, the Town of Selma will still have benefitted from the discussions as many of the concepts developed in classifying the land within the planning area have proved invaluable in drawing up the land development plan. Should the land classification system be adopted though, the town will already have met the major requirements of the legislation.

1985 Land Use Plan

Utilizing the reasoning and procedures developed in the previously mentioned land use manual developed by the Piedmont Triad Council of Government, acreage requirements and densities for 1985 and 2000 were calculated. After numerous lengthy discussions with planning board members, public officials, and representatives of several of the town's civic clubs, consensus was reached on the areas where certain types of development should be encouraged.

From these discussions, the rationale behind designating certain areas for development evolved, as follows:

Residential - Between now and 1985, residential development is expected to occur within three areas of the Selma planning area--one within town and two adjacent to the present limits. The first of these is in the southwestern part of town in the vicinity of Ethel Street and the area south of Jones Avenue. The land here is characterized by a meandering pattern of soils with slight and severe limitations for dwellings. Since these subdivisions are already provided with the basic services of water and sewer, it seems perfectly logical to encourage the further development of these lots so as to minimize additional public expenditures and discourage random development out-